

096.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

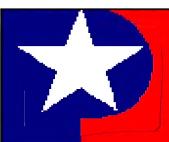
Total Card / Total Parcel

USE VALUE:

1,266,500 / 1,266,500

ASSESSED:

1,266,500 / 1,266,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MOELLERLING KARIN T	
Owner 2: KRASKA TIM K	
Owner 3:	

Street 1: 103 COLUMBIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HERMAN BOHDAR GEORGE & -

Owner 2: HERMAN MELISSA LEE -

Street 1: 103 COLUMBIA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .41 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Brick Veneer Exterior and 2188 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17880	Sq. Ft.	Site			0	70.	0.53	4									669,481						669,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct	
101		17880.000	597,000			669,500	1,266,500				62684	
Total Card		0.410	597,000			669,500	1,266,500	Entered Lot Size			GIS Ref	
Total Parcel		0.410	597,000			669,500	1,266,500	Total Land:			GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card:		578.84	/Parcel: 578.84		Land Unit Type:		Insp Date			09/13/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	597,000	0	17,880.	669,500	1,266,500		Year end	12/23/2021
2021	101	FV	578,500	0	17,880.	669,500	1,248,000		Year End Roll	12/10/2020
2020	101	FV	578,500	0	17,880.	669,500	1,248,000	1,248,000	Year End Roll	12/18/2019
2019	101	FV	429,600	0	17,880.	669,500	1,099,100	1,099,100	Year End Roll	1/3/2019
2018	101	FV	424,900	0	17,880.	573,800	998,700	998,700	Year End Roll	12/20/2017
2017	101	FV	424,900	0	17,880.	535,600	960,500	960,500	Year End Roll	1/3/2017
2016	101	FV	424,900	0	17,880.	459,100	884,000	884,000	Year End	1/4/2016
2015	101	FV	414,400	0	17,880.	411,300	825,700	825,700	Year End Roll	12/11/2014

Parcel ID 096.0-0001-0005.0

!7842!

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERMAN BOHDAR G		71441-43	1	8/7/2018			1,185,000	No	No	
PUGNAIRE PAULET		61725-237		5/1/2013	Change>Sale	765,000	No	No		
PUGNAIRE PAULET		35690-312		6/17/2002	Family			No	No	
		29333-539		10/19/1998	Family			No	N	

PAT ACCT.

7842

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	145	Alterati	99,100	O				
9/23/2020	1155	Insulate	6,000	C				
10/7/2016	2166	Redo Bat	59,350	O				3RD FL BATH AND SU
5/1/2014	421	Redo Kit	31,325					
4/25/2012	523	Re-Roof	8,200					
9/6/1994	459	Manual	3,850					ROOFING-FIBERGLASS

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	SQ Returned	MM	Mary M
9/13/2018	Meas/Inspect	BS	Barbara S
6/17/2014	Info Fm Prmt	PC	PHIL C
2/18/2009	Meas/Inspect	189	PATRIOT
11/17/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
8/6/1991		JK	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																					
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	SCUTTLE HOLE.				4	16	12	8	20	18																
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 8 - Brick Veneer	Sec Wall: 1 - Wood Shingl	20 %	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	16	WDK	FFL	BMT																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: RED BRICK	View / Desir:	OthrFix: 1 Rating: Average	Kits: 1 Rating: Very Good	A Kits:	Rating:	Fpl: 1 Rating: Good	WSFlue:	Rating:	RESIDENTIAL GRID				14	ATC	SFL	FFL	BMT	5													
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1				22	20	12	6	6	7																
Grade: B - Good	Year Blt: 1928	Eff Yr Blt:	Alt LUC:	Alt %:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 8	BRs: 3	Baths: 1	HB																	
Jurisdct: G15	Fact: .	Const Mod:	Lump Sum Adj:	CONDOS INFORMATION				REMODELING RES BREAKDOWN																									
				Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL	1	8	3																	
									Interior:																								
									Additions:																								
									Kitchen:																								
									Baths:																								
									Plumbing:																								
									Electric:																								
									Heating:																								
									General:																								
									Totals	1	8	3																					
INTERIOR INFORMATION				DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL													
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GV - Good-VG	10. %	Functional:	%	Economic:	%	Special:	%	Override:	%	Total: 10.8 %	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Prim Floors: 3 - Hardwood	Sec Floors:																																
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Basic \$ / SQ: 130.00	Size Adj.: 1.06623721	Const Adj.: 1.01365864	Adj \$ / SQ: 140.504	Other Features: 95018	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 186.87	Net Sketched Area: 3,882	Total: 408,202															
											LUC Factor: 1.00	Adj Total: 669282	Depreciation: 72282	Final Total: 597000	Val/Su Net: 153.79	Size Ad: 2522.6000	Gross Area: 4503	FinArea: 2188															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 096.0-0001-0005.0				IMAGE				AssessPro Patriot Properties, Inc																
SPEC FEATURES/YARD ITEMS																																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																
More: N	Total Yard Items:	Total Special Features:										Total:																					